



Join Your Colleagues at the HOME Program Conference May 2-4, 2011

The U.S. Department of Housing and Urban Development, Office of Affordable Housing Programs is pleased to invite all State and local participating jurisdictions (PJs), subrecipients, community housing development organizations (CHDOs) and developers to join us in Washington, D.C. for three days of in-depth sessions on key affordable housing topics. The conference will feature:

- Plenary sessions with keynote addresses by **HUD Secretary Shaun Donovan** and **Assistant Secretary Mercedes Márquez**;
- Hands-on **workshops** on key topics to help you to envision, implement and manage your HOME projects and program;
- **Tours** of innovative affordable housing projects;
- **Peer-to-peer** discussions on hot topics; and,
- Individual **appointments** with experts on more than a dozen affordable housing issues.

WORKSHOPS: Preliminary workshop topics are briefly described below. Note: There will be workshops of particular interest to CHDOs and other non-profits (indicated by an asterisk).

Track One: *Envision*

These sessions will focus on the future of your HOME program, including: assessing, planning and designing your programs to meet new challenges.

- **Place-Based Strategies I: Evaluating Neighborhood Conditions**—This workshop will describe tools and techniques for really understanding your local market conditions, including costs, affordability, unit condition, and demand.
- **Place-Based Strategies II: Implementing Development Approaches**—This workshop will not only describe the full spectrum of possible affordable housing program approaches but also talk about the financing, leverage, and target populations for each of these approaches.
- **Preparing for Change: Demographic and Real Estate Trends**—This workshop will highlight macro economic and demographic trends and discuss how PJs and their partners can adapt their housing programs to prepare for these changes.
- ****Working Together: Models for Effective Partnerships**—This workshop will provide ideas and key principles on how effective partnerships can be formed and share models for partnerships created at the local level.

Track Two: *Implement*

These sessions will focus on how developers, CHDOs and PJs can use HOME funds to finance and build attractive and sustainable units.

- **Greening Your HOME Program I: Single Family Programs**—This workshop will focus on rehabilitation standards, energy efficient appliances and other mechanisms that PJs and developers can use to support the development of green single family homes.
- **Greening Your HOME Program II: Multi-Family Programs**—This workshop will highlight the range of green improvements that can be made to both the new construction and rehabilitation of multi-family units and discuss the costs and benefits of these approaches.
- **Responsible Homeownership Programs**—This workshop will describe key homebuyer underwriting principles that a PJ may adopt for effective implementation of HOME funds.
- **Resale or Recapture Revisited**—This workshop covers how to determine which method is best for the local market, and how to establish and implement compliant resale/recapture requirements.
- **Strategic Investment in Rental Housing to Promote Long-Term Viability**—This workshop will focus on key considerations for achieving long-term viability and how to distinguish between good and bad deals.



- **Managing your Rental Assets**—This workshop will provide PJs with practical steps necessary to work through HOME funded troubled projects. In addition, this workshop will teach strategies for preserving the affordability of HOME rental housing projects that are reaching the end of their required affordability periods.
- ****Inside Tips from Successful Developers and Homebuilders**—In this workshop, private developers will share their experience and advice in replicating successful development models, and present examples of strong non-profit/for-profit partnerships.

Track Three: *Manage*

These sessions will focus on the key tasks that PJs and their partners must undertake in order to administer programs that are not only compliant but also effective.

- **Managing The Administration of Your HOME Program In Today's Fiscal Environment**—This workshop will discuss strategies for how PJs and non-profits can leverage their funds and stretch their precious HOME resources in order to continue to address community needs.
- **Successful Financial Management of The HOME Program**—This workshop will teach you how to manage deadlines, meet commitment and expenditure requirements and effectively use your program income. Learn about how the PJ Analysis Reports, Snapshots, Dashboard reports, as well as other HOME management reports can assist in helping your PJ understand how well it is performing.
- **Designing Your Agreements to Enhance Performance**—This workshop will highlight ways of developing and using effective written agreements, including suggestions for monitoring and evaluating these entities to ensure the programs compliance.
- **Improving CHDO Performance**—This workshop will teach attendees how to assess and improve your CHDOs' capacity, how to use successful non-profit or for-profit developers to mentor CHDOs and how to entice high performing non-profit developers to become CHDOs.
- ****Survival Strategies for Successful Non-profits**—This workshop will discuss successful approaches to increasing revenues by earning returns from projects, and other strategies for effective non-profit business planning.

SPOTLIGHT ON STATES: Meet with other States for a facilitated discussion about successes, challenges, and lessons learned during the first 20 years of running State Home programs. Come prepared to ask questions of your peers, discuss common challenges, and delve into the nitty-gritty of the day-to-day management of a State HOME program.

MOBILE WORKSHOPS: Visit local rental and homebuyer HOME projects in the DC area and hear about what makes them successful.

ASK THE EXPERT: Attendees will have the opportunity to sign up in advance of the conference for appointments to receive one-on-one technical assistance on the following topics:

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| ■ Understanding HOME Management Reports | ■ Environmental Review |
| ■ IDIS Questions and Issues | ■ Healthy Homes and Lead Hazard Control |
| ■ HOME with LIHTC | ■ Davis-Bacon Requirements |
| ■ HOME with NSP | ■ Resale and Recapture |
| ■ HOME with CDBG | ■ HOME Program Basics |
| ■ Rental Housing Compliance | ■ TBRA Basics |

PEER-TO-PEER DISCUSSIONS: These discussion sessions will allow attendees to share ideas and good practices. The discussion topics include:

- Identifying and Cultivating Effective CHDOs
- Doing More with Less
- Creating Partnerships with Lenders and Developers

REGISTER NOW

Log on to the [HOME TA website](#) to get more information about the conference and register to attend. Invite your staff and non-profit partners to attend this important event. We look forward to seeing you **May 2-4, 2011**.

